

LAKE COUNTY ZONING BOARD

August 1, 2007

AGENDA

The Lake County Zoning Board will hold a public hearing at **9:00 a.m., on Wednesday, August 1, 2007**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board will be transmitted to the Board of County Commissioners for their Public Hearing to be held at 9:00 a.m., or soon thereafter, on Tuesday, August 28, 2007, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill, Vice-chairman	District 1
Ms. Elaine Renick	District 2
Ms. Debbie Stivender	District 3
Ms. Linda Stewart	District 4
Mr. Welton G. Cadwell, Chairman	District 5

ZONING BOARD MEMBERS

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Ms. Phyllis Patten	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Larry Metz, School Board Representative	
Mr. Mark Wells, At-Large Representative	
Mr. John Childers, Ex-Officio, Non-Voting Military Representative	

COUNTY REPRESENTATIVES

Ms. Cindy Hall, County Manager
Mr. Sanford A. Minkoff, County Attorney
Ms. Melanie Marsh, Deputy County Attorney
Ms. LeChea Parson, Assistant County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Ms. Carol Stricklin, AICP, Director, Department of Growth Management
Ms. Amye King, AICP, Deputy Director, Department of Growth Management
Mr. R. Wayne Bennett, AICP, Planning Director, Division of Planning & Community Design
Mr. Brian Sheahan, AICP, Chief Planner, Division of Planning & Community Design
Mr. Alfredo Massa, Chief Planner, Division of Planning & Community Design
Mr. Rick Hartenstein, Senior Planner, Division of Planning & Community Design
Ms. Stacy Allen, Senior Planner, Division of Planning & Community Design
Ms. Karen Ginsberg, Senior Planner, Division of Planning & Community Design
Ms. Karen Rosick, Planner, Division of Planning & Community Design
Ms. Mary Harris, Associate Planner, Division of Planning & Community Design Division
Ms. Sherie Ross, Public Hearing Coordinator, Division of Planning & Community Design

LAKE COUNTY ZONING BOARD
August 1, 2007
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
August 28, 2007

PUBLIC
HEARING NO.

PETITIONER

AGENDA
NO.

CONSENT AGENDA:

The Consent Agenda contains items which are recommended for approval and which are not controversial. The Zoning Board / BCC will adopt the entire consent agenda in one motion if no one from the Board or audience has questions, concerns or objections. An item may be removed from the Consent Agenda for a full public hearing at the request of any Commissioner, staff member or member of the public.

CONSENT AGENDA:

CUP#07/8/1-5	Tail End Farms, LLC Tail End Resort & Spa Paul & Marnie Lewis	2
PH#23-07-1	Develco, LLC John Parke, III	3

Voluntary Revocation of Conditional Use Permits: **6**

CUP#93/7/4-2	Allen & Susan Tobin	
CUP#01/1/4-5	Carl & Cheryl Krause	
CUP#00/9/1-5	Devin & Angie Long	
CUP#90/8/2-5	Joan O. Eastman / Barbara Dillman	
CUP#92/8/1-4	Lykes Brothers Inc. / Good Earth LLC	
CUP#637-3	A. Duda & Sons / St Johns River Water Mgmt District	
CUP#86/10/3-3	A. Duda & Sons / St Johns River Water Mgmt District	

REGULAR AGENDA – OPEN FOR DISCUSSION:

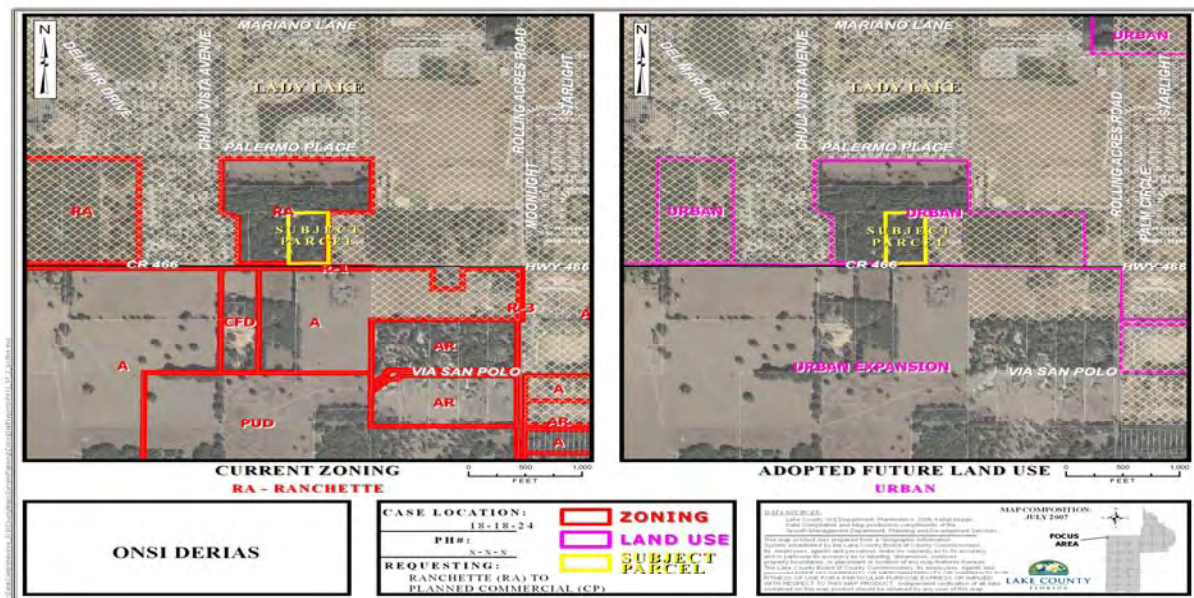
PH#30-07-5	Onsi Derias & Gehan Mekhiel	1
PH#50-07-5	Clonts Grove Inc. Cecelia Bonifay, Akerman Senterfitt	4 Request 60-day Continuance
PH#7-07-4	Eagle Dunes II, LLC – John Gray Jr. Sam Bowyer-Singleton & Associates Inc.	5

CASE NO: PH#30-07-5

AGENDA NO: #1

OWNER: Onsi Derias and Gehan Mekhiel
REPRESENTATIVE:

GENERAL LOCATION: Lady Lake Area – northwest of the intersection of Rolling Acres Road and County Road 466 on County Road 466.



APPLICANT'S REQUEST: The Applicant is requesting to rezone property from Ranchette District (RA) to Planned Commercial District (CP) to construct a building for professional offices and medical services.

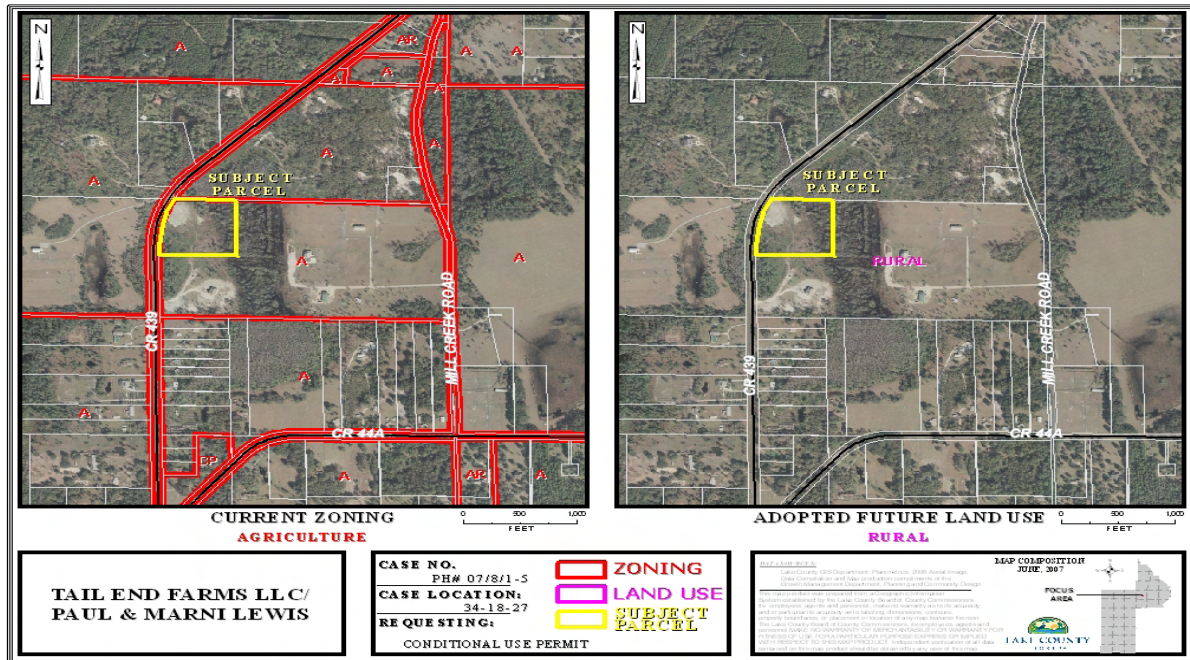
SIZE OF PARCEL: 5 +/- acres

FUTURE LAND USE: Urban

STAFF'S RECOMMENDATION: Denial

OWNER: Tail End Farms, LLC / Tail End Resort & Spa
REPRESENTATIVE: Paul & Marnie Lewis

GENERAL LOCATION: East Eustis area – property located on the east side of CR 439 approximately 1,000 feet north of CR 44A. (34-18-27)



APPLICANT'S REQUEST: The Applicant is requesting a Conditional Use Permit (CUP) in the Agriculture Zoning District to allow for a pet resort & spa (kennel) and caretaker's residence associated with the pet resort & spa.

SIZE OF PARCEL: 9 +/- acres

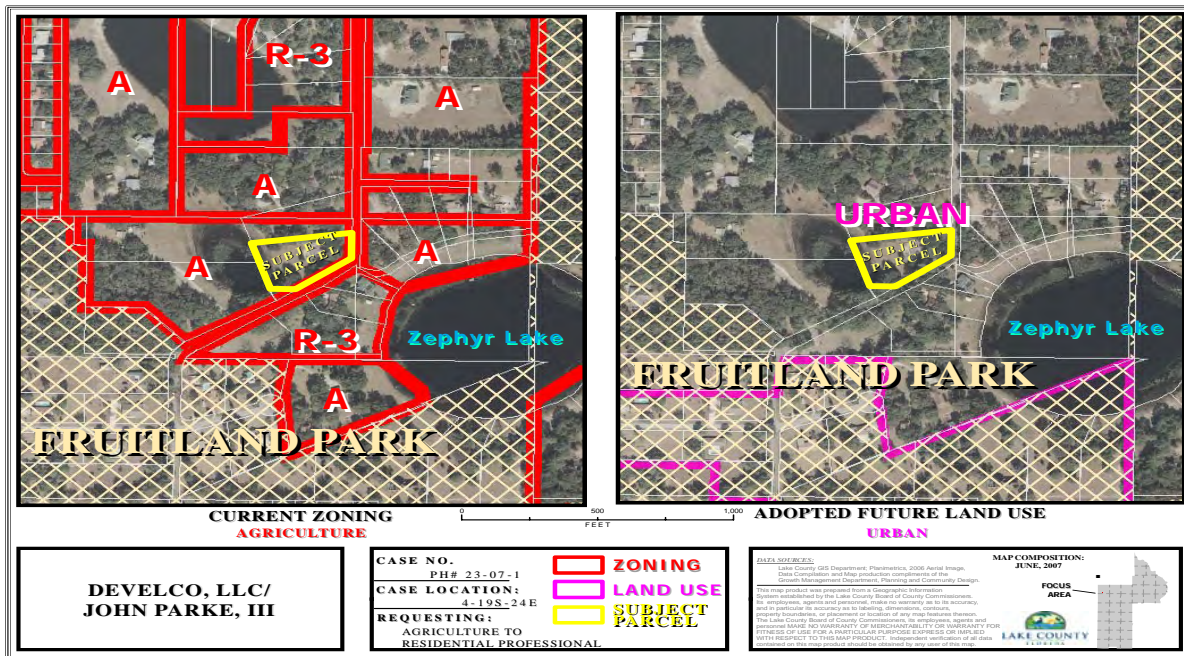
FUTURE LAND USE: Rural

STAFF'S RECOMMENDATION: Approval as conditioned

OWNER: Develco, LLC

REPRESENTATIVE: John Parke, III

GENERAL LOCATION: Fruitland Park area – property is located west side of Poinsettia Avenue approximately .2 mile north of the Fruitland Park City Limit sign.



APPLICANT'S REQUEST: Rezone 1.45 acres from Agriculture (A) to Residential Professional (RP) to permit duplexes

SIZE OF PARCEL: 1.45 +/- acres

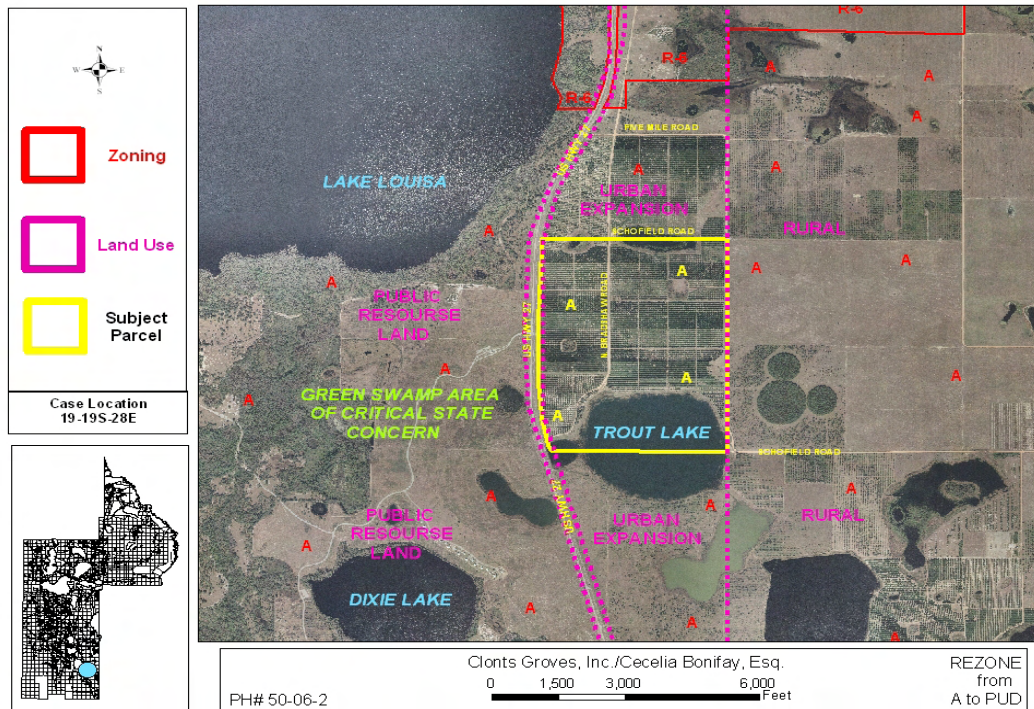
FUTURE LAND USE: Urban

STAFF'S RECOMMENDATION: Approval

OWNER: Clonts Grove, Inc

REPRESENTATIVE: Cecelia Bonifay, Akerman Senterfitt

GENERAL LOCATION: South Clermont area – property is located south of Clermont on the east side of S Highway 27 across from Lake Louisa State Park. Sections 21 & 28 Township 23S Range 26E



APPLICANT'S REQUEST: To rezone 731.17 acres from Agriculture (A) to Planned Unit Development District (PUD) to allow a mixed use development consisting of: 688 single-family dwelling units (172 acres), 408 multifamily dwelling units (68 acres), 144,000 sf Commercial (72 acres), and 124,000 sf Office (62 acres).

SIZE OF PARCEL: 731.17 +/-acres

FUTURE LAND USE: Urban Expansion

STAFF'S RECOMMENDATION: Denial

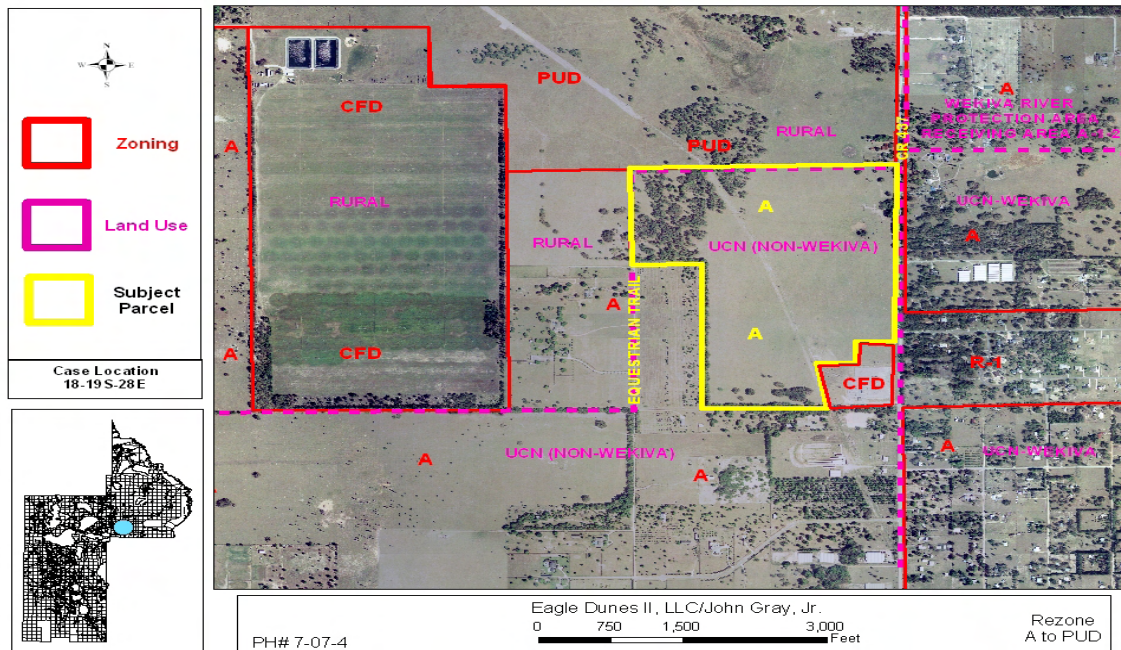
CASE NO: PH#7-07-4

AGENDA NO: #5

OWNER: Eagle Dunes II, LLC – John Gray, Jr.

REPRESENTATIVE: Cecelia Bonifay, Akerman Senterfitt

GENERAL LOCATION: North Sorrento area – property is located south of SR 44 on the west side of CR 437, south of Sorrento Springs, and north of Integrity Way. Sections 18/ Township 19S/ Range 28E



APPLICANT'S REQUEST: To rezone 161.074 acres from Agriculture (A) and CFD (Community Facility District) to Planned Unit Development District (PUD) to allow a single-family residential development consisting of 522 single-family dwelling units.

SIZE OF PARCEL: 161.074 +/- acres

FUTURE LAND USE: Mt. Plymouth/Sorrento Urban Compact Node (Non-Wekiva)

STAFF'S RECOMMENDATION: Denial

CASE NO: CUP#93/7/4-2
OWNER: Allen & Susan Tobin

GENERAL LOCATION: Lake Jem area – From the intersection of SR 448 & Lake Jem Rd; N on Lake Jem Rd approx 1.1/4 mile to property lying W of road.

REQUEST: A voluntary revocation of CUP#93/7/4-2, which was for the use of a bed & breakfast inn. (2.17 +/-acres)

CASE NO: CUP#01/1/4-5
OWNER: Carl & Cheryl Krause

GENERAL LOCATION: Fruitland Park area – US Hwy 441-N and Lake Ella Rd, W on Lake Ella Rd approx 2-1/4 mile to property lying N of Lake Ella Rd.

REQUEST: Voluntary revocation of the uses permitted for the temporary placement of a mobile home on site with an existing conventional residence for the care of the infirm. (7 +/-acres)

CASE NO: CUP#00/9/1-5
OWNER: Devin & Angie Long

GENERAL LOCATION: : Lady Lake area – From the intersection of Rolling Acres Rd and Lake Ella Rd.; N on Rolling Acres Rd to Anderson Lane; Proceed E on Anderson Lane to property lying N of the road.

REQUEST: Voluntary revocation of the uses permitted for an outdoor recreational kennel club and obedience training facility. (5 +/-acres)

CASE NO: CUP#90/8/2-5
OWNER: Joan O. Eastman / Barbara Dillman

GENERAL LOCATION: Altoona area – From the intersection of SR 19 & Demko Rd; W on Demko Rd to Lorningswood Lane; N on Lorningswood Lane to end and property.

REQUEST: Voluntary revocation of a CUP in Agriculture for the purpose of boarding horses. (10 +/-acres)

CASE NO: CUP#92/8/1-4

OWNER: Jack K. Austin & John Newbold, Jr. / Lykes Brothers Inc. / Good Earth LLC

GENERAL LOCATION: Umatilla area – Property lying S of C-44A at its intersection with C-450 (Willis V McCall Rd) and property lying W of C-44A approx. 1/4 mile S of its intersection with Bill Collins Rd.

REQUEST: Voluntary revocation of CUP in R-1 for a nursery & greenhouse. (133 +/- acres)

CASE NO: CUP#637-3

OWNER: A. Duda & Sons Inc. / St Johns River Water Management District

GENERAL LOCATION: Astatula area – 3-1/2 miles E of Astatula and 1-1/2 miles S of C-48 at the end of C-448A on the S side of McDonald Canal, 1 mile W of the Orange County line.

REQUEST: Voluntary revocation of a CUP for operation of a private airport facility used for farm dusting and spraying.

CASE NO: CUP#86/10/3-3

OWNER: A. Duda & Sons Inc. / St Johns River Water Management District

GENERAL LOCATION: Astatula area – From the junction of C-448A and C-48, proceed W on C-48 for approximately 1/2 mile, property located on the S side of C-48 on the E side of the Lake Apopka Lock.

REQUEST: Voluntary revocation of a CUP in Agriculture for housing of agricultural workers. (118 +/- acres)